



Tao Guo

403-828-6689 www.guo-tao.com
 B 403-247-7770 tguo@cirrealty.ca

Your Dedicated CIR REALTY Real Estate Representative

HOME OWNER TIPS OF THE MONTH



Gardening with Alberta Native Plants

Gardening can sometimes be defined as cultivating species of Flowers, vegetables or trees that do not commonly occur in your back yard. The challenge is often to find plants that will survive our Canadian winters and the rigors of our back yard environments including drought or shade.

When you use plants native to your area you can eliminate many of the hazards of gardening, because you can be sure the plants will be cold tolerant and definitely hardy in your conditions. The only challenge with growing native plants, then, would be to choose the varieties and species that best suited your needs for colour, fragrance, shade or growth habit.

Looking for some suggestions? According to Growers Direct, try Brown Eyed Susan, Fireweed and Great Flowered Gaillardia for annuals, and Clematis, Western Wood Lilly, Indian Paintbrush or Pearl Yarrow for perennials.

Source - Grower Direct ■

Five Things Condo Owners Should do Before Buying

1) Read the reserve fund study | Reserve Fund Studies are mandatory for all condo corporations. The purpose is to ensure that the condo board has enough money in reserve to pay for any repairs or replacement of the building and its assets.

2) Read the condo board minutes | Each board is required to make the minutes of the meetings available to all the unit owners in the building. If there are any problems with the building they will be discussed at the board meeting and should be in the minutes.

3) Check if the building was built with post tension cables | Steel cables are run through the concrete in order to increase the weight

bearing ability of the concrete and to minimize cracking. The problem with post tension is that they are very expensive to repair if something goes wrong.

4) Condo fees | Cheaper is not better in the case of monthly condo fees. Condo fees are important. They are what the condo board needs to replace all the bits and pieces.

5) Who built it? | It almost goes without saying that there's a pretty big variation in the quality of the builders.

Go online and check out if the people have been sued, or find out who the architect is and see if you can find the drawings. It is also a good idea to talk to your CIR REALTOR® to gain better knowledge on who the good and not so good builders are.

-- Source - CBC, Calgary ■

Market Stats

JULY 2, 2015 - ACCORDING TO CREB (referencing metro Calgary stats only)...

Calgary inventory levels ease.

June sales consistent with typical levels. Despite the 18% year-over-year decline in June home sales, for a total of 2,183 units, transaction levels remain only 5% below the 10 year average for June and 3% above levels over the past five years.

ACTIVE LISTINGS as of July 2, 2015* // **SALES** for June 2015*

| | COUNT | AVERAGE PRICE | AVERAGE DOM |
|------------------|----------------------------|-------------------------------|-------------------|
| Single Family | 5695 // 2051 | \$769,646 // \$535,506 | 70 // 44 |
| Condominium | 2693 // 843 | \$436,326 // \$354,614 | 71 // 51 |
| Combined | 8388 // 2894 | | |
| Rural with Home | 8 // 0 | \$211,037 // n/a | 265 // n/a |
| Rural Land | 645 // 34 | \$894,036 // \$311,026 | 213 // 175 |
| Total Rural | 653 // 34 | | |
| Total MLS | 9041 // 2928 | | |

* All numbers gathered for the Listings and Sales stats are compiled from metro Calgary and rural southern Alberta areas



CALL NOW for A FREE MARKET EVALUATION

At CIR REALTY meeting all of your real estate needs is our goal.

We look forward to hearing from you as we are happy to answer any questions you may have.